

**TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

MINUTES

February 16, 2017

Chris Kempton called the meeting to order at 8:16 a.m.

Present at the meeting were Susan Ballard, Elaine Wolfe, David Schuster, Michael Buettner, Mary Powell, Clayt Ertel and Chris Kempton. Also present were Peter DiCostanzo, Councilman/Liaison to the CIDA, Paul Leone, Nathan Neill, Steve Bengart, Kimberly Ignatowski, and Cynthia Rosel.

Minutes of January 19, 2017.

There was a motion to approve the minutes of January 19, 2017 meeting by Elaine Wolfe with a second by Susan Ballard. There was nothing on the question.

**Vote: Ayes: Ballard, Wolfe, Schuster, Buettner, Ertel, Kempton. Noes: None
Recuse: None. Absent: Powell. Unanimous.**

Treasurer's Report.

The Financial Reports for year end 12/31/16, for January 2017 and February 2017 were all in the packet. Mr. Schuster reported that expenses for 2016 were below budget. Revenue was short of budget. There was a negative net income for 2016 in the amount of -15,877.20. Mr. Schuster went over the February report as it was inclusive from January 1, 2017 to February 15, 2017. Mr. Schuster went over the Balance sheet and reported on the amount in the checking and saving accounts. There was a fee received in the amount of \$5,000. Interest earned was \$71.58. There is a negative net income of -13,376.37. The expenses that are normally paid in January were reflected in the net income balance. This is not unusual for this time of year. There were no questions on the reports.

There was a motion to accept the Treasurer's reports for year-end December 31, 2016 and January 2017 through February 15, 2017 reports by Clayt Ertel with a second by Elaine Wolfe. There was nothing on the question.

**Vote: Ayes: Ballard, Wolfe, Schuster, Buettner, Powell, Ertel, Kempton. Noes: None
Recuse: None. Absent: None. Unanimous.**

Correspondence.

Received a Notice of Public Hearing from the ECIDA a copy of which is in the packet today. It was not emailed.

New Business.

Paul Leone contacted Mr. Marquin from Andrews Jewelers to follow-up about him filing an application but it has not been received to date. He understands Mr. Marquin has been before the Planning Board.

Mr. Leone was also contacted by Bob Gosch that would be a tenant in Mr. Kieffer's project on Sheridan Drive. Mr. Leone will be meeting with him soon. He will report back to the Board next month.

There was also a meeting with Dynabrade and that is status quo right now.

Old Business.

Mr. Leone informed the Board members that Senator Kennedy is proposing legislation that would require only the ECIDA to exempt state and county taxes. A local IDA could only give the Town tax exemption and would have to get approval from the ECIDA for the state and county tax exceptions. Mr. Kempton said that he believes that Carl Calabrese is monitoring this and will make some efforts to fight this.

Mr. Neill said that they will be closing on 9850 County Road (R2B) by the end of the month. The Autistic Services project is also going to be closing out.

Mr. Ertel talked about the Forum that will be held this evening at the High School on the "Vision Main Street" Project. He is expecting a good turn-out. It has been well advertised and this is the second forum. He hopes that the Board members will be able to attend. He also hopes that there will be members from the Town Board there as well. Progress has been excellent and public participation has been good. There will be a report back on the Forum at the next meeting.

Mr. Kempton talked about the one year contract with the CCB. Mr. Kempton has been attending the meetings and getting the minutes to the other Board members. Mr. Kempton advised that the Amherst IDA has joined the coalition. Mr. Kempton's recommendation is to renew the CIDA Membership in the CCB. There was a motion by Chris Kempton with a second by Mary Powell to renew the CIDA membership as a member of the Coalition for Community Building (CCB) with Masiello, Martucci Calabrese and Association for the year 2017. On the question, Mr. Ertel added that this is the organization that will work on the behalf of the local IDA's and lobby on their behalf. There was nothing further on the question.

**Vote: Ayes: Ballard, Wolfe, Schuster, Buettner, Powell, Ertel, Kempton. Noes: None
Recuse: None. Absent: None. Unanimous.**

Review Policy and Procedures.

Mr. Kempton would like to continue with the "education" section on upcoming agendas to go review the various CIDA policies. There are 22 different policies and everyone should have a copy of the Policy Manual. Mr. Kempton added that, each month throughout the year, one or more of the policies will be on the agenda to review and discuss to reconfirm that the policies are

still valid or if they need to be updated and/or changed. The first will be the ECIDA and County Wide Uniform Tax Exemption Policy (UTEP). This is the policy that lays out the eligibility of projects that come before the CIDA and goes through the benefits that the CIDA has agreed to do with the other IDA's and the ECIDA. Attached is the policy. Ms. Powell thought there was another accepted in 2010. Mr. Neill does recall a 2010 and will look it up in his computer so the updated policy can be uploaded on the website. Mr. Kempton also drew attention to the Uniform Tax Deviation Policy that the CIDA has.

Mr. Kempton continued with the first three sections of the UTEP that has thirteen sections. The first sections on the agenda for today are Article I – Eligible/Qualified Projects and Applicants, Article II – Ineligible Projects and Applicants and Article III – Applicants/projects and project occupants potentially eligible for IDA Assistance. Mr. Kempton said that after he went through these sections his thoughts are that this can be made a little clearer. He said that when you go to Article I – Eligible projects that are listed and then go to Article II – Ineligible projects the list is the same. There was further discussion regarding the different categories of eligible and ineligible projects sections. There was also discussion about the Enhancement Zones and the Main Street Study and the specific areas that would encourage certain types of development.

Mr. Kempton also let the Board know that there will be a meeting set up with the CCB and he thinks that there should maybe be more than one of the Board members in attendance. He will let everyone know when that will be.

At the March meeting Articles IV, V and VI will be on the agenda for review. Mr. Kempton asked that everyone review those sections for the discussion.

Items not on the Agenda.

None.

Public Comments.

None.

There being nothing further, there was a motion to adjourn the meeting by Susan Ballard with a second by David Schuster.

**Vote: Ayes: Ballard, Wolfe, Schuster, Buettner, Powell, Ertel, Kempton. Noes: None
Recuse: None. Absent: None. Unanimous.**

The meeting was adjourned at 9:10 a.m.

Respectfully submitted.

Cynthia M. Rosel

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